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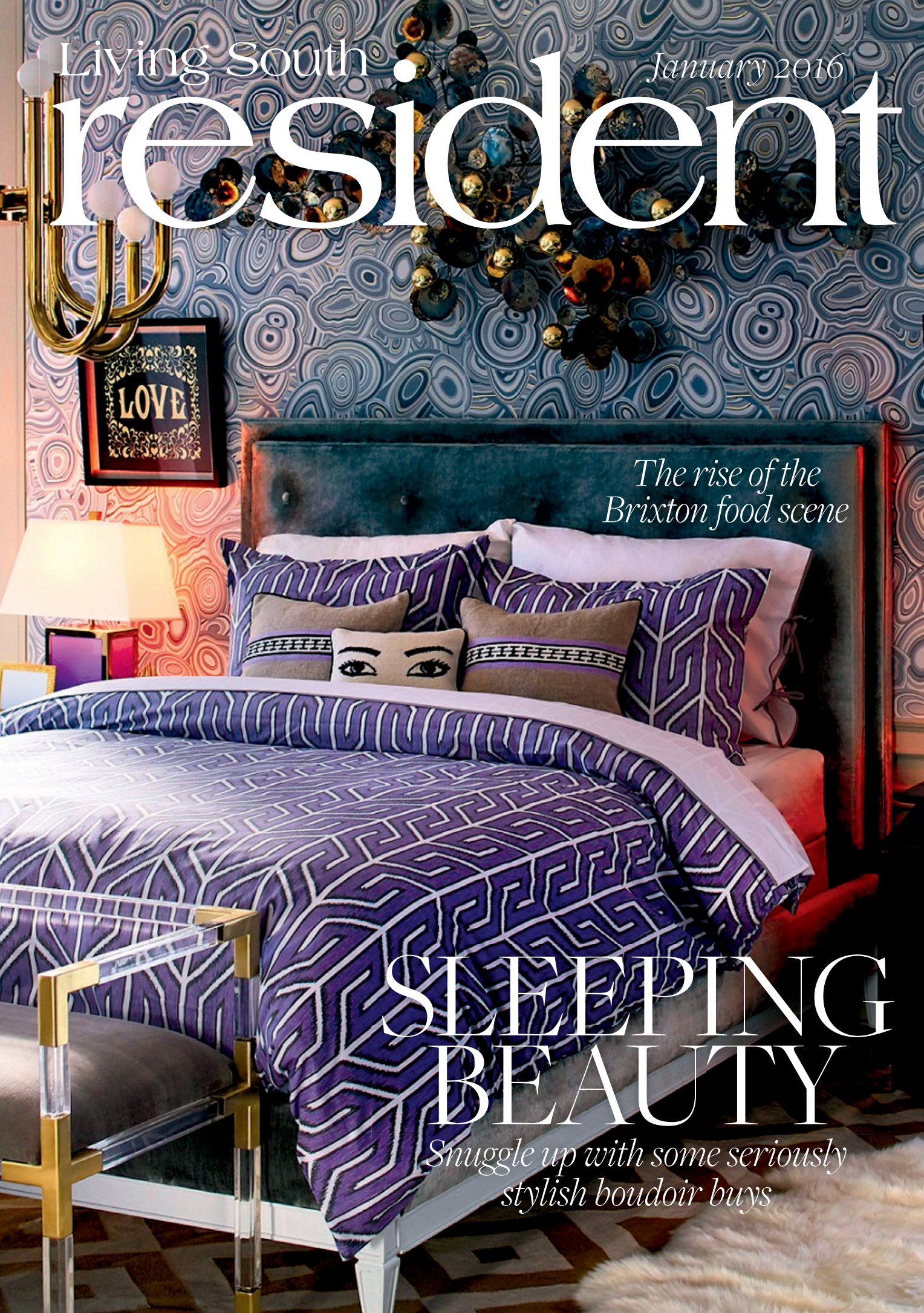

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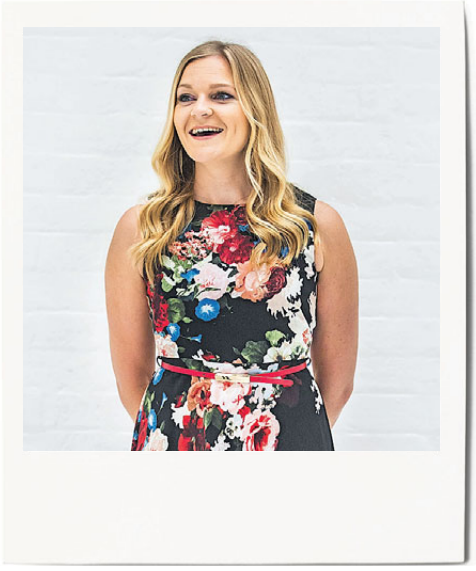
Letter from the EDITOR



ELANOR TRAVERS (HAIR) AND ERIN FULLER (MAKE UP), GINA CONWAY PRIVÉ; GINACONWAYPRIVE.COM. PHOTO BY TOM DUNKLEY

Farewell 2015, you've been a hoot! Allow me to recap a few highlights, should your memory be as slippery as mine... the eagerly anticipated East Dulwich Picturehouse finally opened in April; in the same month, renowned taxidermist Polly Morgan made waves at the Horniman Museum; Forest Hill resident Jessie Burton, author of runaway bestseller *The Miniaturist*, made quite a name for herself; foodie sisters Jasmine and Melissa Hemsley, both south Londoners, made us want to spiralizing everything and, in September, I got incredibly excited about two events – Eley Kishimoto leading the Brixton Design Trail and local author Sarah Water's *Tipping the Velvet* making its stage debut.

We've had a lot of fun, and certainly earned our downtime over the festive break. So do rest up while you have the chance, because there's even more to look forward to in 2016. For starters, the team behind the super cool Pop Brixton is launching a new creative community in Peckham's multistorey car park, on the floors between the Peckham Plex cinema and rooftop hipster hangout, Frank's Cafe. Find this, and four more reasons to get excited about 2016, on page 13.

Of course, you simply might not be ready for it all, in which case hunkering down at home with a cuppa and easing yourself into 2016 gently might be best. If that's the case, check out our cosy interiors special, full of throws, cushions and cashmere, starting on page 33. And while you're recharging your batteries, turn to page 10 for our interview with Mireille Galinou, whose insightful new tome, *The Dulwich Notebook*, is a 'modern day guidebook' focusing on the beauty of the 'burbs, specifically, East, West, the Village and even South Dulwich. So now you can explore the area from the comfort of your armchair.

Here's wishing you all a very Happy New Year!

Victoria

Victoria Purcell, Editor

DEEP SOUTH

You wait for one, and then two come along at once... The story behind Brixton's newest venues, The Blues Kitchen and Phonox

Words MARK KIBBLE

The duo behind The Blues Kitchen tell us about their first south-of-the-river venture on page 48

ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

THE WINTER COLLECTION

Beautiful landscapes and dramatic photography that capture the season

Find our round-up of the area's most unmissable events on page 17

CRAFT WORKS

These architect-designed new-build homes in East Dulwich celebrate their industrial heritage

Check out these new architect-designed homes on page 22

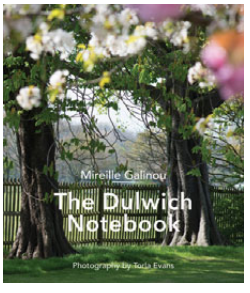
THE NEXT CHAPTER

The Dulwich Notebook is an insightful new book that uncovers just what makes 'the Dulwiches' tick. Meet the author, Mireille Galinou

Words VICTORIA PURCELL

There's a new breed of guidebook in town – not one that focuses on London's tourist hotspots, but instead highlights one of the capital's loveliest residential quarters. *The Dulwich Notebook*, written by local portrait artist Mireille Galinou with photography by Torla Evans, challenges the assumption that books about "the 'burbs" should focus on local history. The book captures the Dulwich of today – East, West, the Village and South Dulwich – as well as some of the area's 'movers and shakers'. We caught up with the author, who spent two and a half years researching and writing the book, to discover just what's so special about 'the Dulwiches'...

You're an art historian by trade. Is the area's culture and creativity what inspired you to write the book?
I was inspired to write the book because my last book (*Cottages and Villas*), dealt with St John's Wood, the country's very first garden suburb built at the beginning of the 19th century. Dulwich was another garden suburb and I was interested to see how it might relate to my previous research. The two suburbs are in fact completely different but I found a few comparisons between them.



East Dulwich has the buzz of a thriving urban centre

What is it that makes 'the Dulwiches' such a special part of the city?
Most people think of Dulwich as just being the Village. Historically, the boundaries of the Dulwich Estate stretched between Gypsy and Denmark Hills, so what has surprised me most is that we are not dealing with a single, homogenous entity but with a variety of different sub-neighbourhoods.

Did you discover a different character to each of 'the Dulwiches'?
Yes I did. The Village is miraculously, still 'village-like' despite the rising success of Dulwich Picture Gallery – no longer a forgotten venue but a new star on the London art scene with a dynamic education programme and excellent exhibitions. West Dulwich, dominated by a major transport route, is struggling to establish its identity but *The Dulwich Notebook* records very hopeful signs of change. South Dulwich is a paradise for sport and nature lovers. East Dulwich has the buzz of a thriving urban centre – its shops and restaurant scene have experienced something of a renaissance in the last 10 years or so. Its residents are forever praising the sense of community there.

I haven't come across the term 'South Dulwich' before. Is it a term you coined yourself or is it a historical name?
Yes, you could say that I coined the term 'South Dulwich'. The area is firmly within the boundaries of the Dulwich Estate, despite the fact that it is clustered around the misleadingly-named Sydenham Hill Station.

What was your most surprising discovery about the area?
The fabulous views of Dulwich, south London and even central London from the roof of the Dawsons' Heights estate. The number of bookshops in and around Dulwich is also quite extraordinary!

Who was the most interesting character you discovered during your research?
Although *The Dulwich Notebook* describes some of the most important historical figures associated with Dulwich, I have particularly enjoyed interviewing the people who are passionate about Dulwich now. They are determined to breathe new life into their neighbourhood. In the book they are labelled 'movers and shakers', but of course I could only present a very small selection of these enterprising men and women.

There are some great independent shops and boutiques in the area. Can you share a couple of your favourites?
A visit to the dulwich trader on Croxted Road is always a joy and I can't resist The Cheese Block on Lordship Lane.

Do you have a favourite local restaurant?
East Dulwich is by far the venue with the greatest choice and I certainly haven't tried everything there yet. But I like Franklins restaurant for inspiring traditional food and ToastED for something a little more pioneering and quite delicious.

There are some fascinating pockets of contemporary architecture in Dulwich. Is there one you particularly admire?
Among the most exciting are the award-winning Huf houses tucked away at the end of Woodyard Lane. They blend modernism and tradition in a way that seems perfect for Dulwich.

The Dulwich Notebook (£17.99, Your London Publishing) is available from Dulwich's independent bookshops and museum shops

PHOTOS BY TORLA EVANS

above: An architecturally striking pool in the Village; Huf houses at Woodyard Lane; visitors explore a local garden during an open day; Franklins Farm Shop; the dulwich trader; 'the art house' on Lordship Lane painted during the Baroque the Streets festival

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JENNY ECLAIR

The Camberwell comedian contemplates the fads and fashions that lay in wait for us in 2016

So then 2016, what's on the horizon? What fads and fashions are we all going to be suckered into this year? What peculiar cocktails shall we be drinking and out of what sort of receptacles? Surely it's time for even Shoreditch to ditch the jam jar?

What will be the new 'dirty food'? Last year we saw the reinvention of the hot dog, and apparently this year it's going to be gourmet kebabs and baked potatoes with a twist. I'm not sure how you can put a twist on a potato but apparently it's all about the filling – raclette cheese and roast artichoke, anyone?

What will be the new 'dirty food'? Gourmet kebabs? Baked potatoes with a twist?

In terms of gourmet gadgets, 2015 gave us the spiralizer, which came in two forms – a cheap handheld, semi-useless version, and an expensive space-wasting semi-useless version. The trouble with the spiralizer is that it promises so much, but only really works with courgette, hence the veggie dish of the year, 'courgetti', a carb-free pasta alternative that stops being healthy the second you slather it in pesto in an attempt to make it edible.

Pulled pork continued to be big news and we all made vile scraping noises with our cutlery as we battled to eat off slates and roof tiles. Chips were served in tweed flat caps and, on one memorable occasion, I was offered tripe cooked three ways on a herb-encrusted skateboard. OK, so I made that last one up. But I'm not kidding when I say that after an extensive stand-up tour of the UK over the past couple of months, the winner of the Killer Regional Dish of the Year is… the notorious 'parmo' from Teesside. This deep-fried breaded chicken cutlet, topped with a béchamel sauce and cheese, is said to have been introduced to the North East by a chef from the American army who was injured in the Second World War and treated in a British hospital.

I'm not sure exactly what the chef's injuries were, but should you choose to introduce the parmo to your diet as a regular treat, then prepare to hear your arteries clogging up while the buttons pop off your trousers, because this greasy, cheesy feast – served with chips, no less – adds up to a whopping 2,600 calories per portion!

It's a good job I only did a couple of nights up in the North East, because if I'd had many more parmo nights, I wouldn't be able to fit through my own front door!

Just as delicious but a lot less fattening than the parmo is *The Amazing World MC Escher* exhibition at Dulwich Picture Gallery. I have to confess that I was semi-dragged along to this, anticipating lots of tedious optical-illusion trickery, but it's glorious – both precise and other-worldly. I thought at most I might be impressed by it, but I never expected to be moved. Treat yourself, then have a walk around Dulwich Park, where suddenly you will see Escher-style patterns in every bird and fallen leaf.

Oh yes, and have a very Happy New Year!

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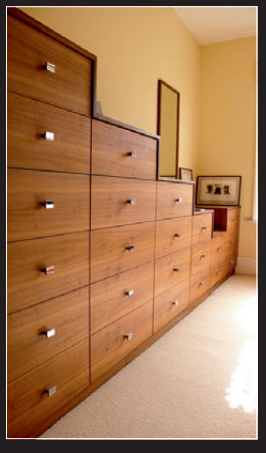

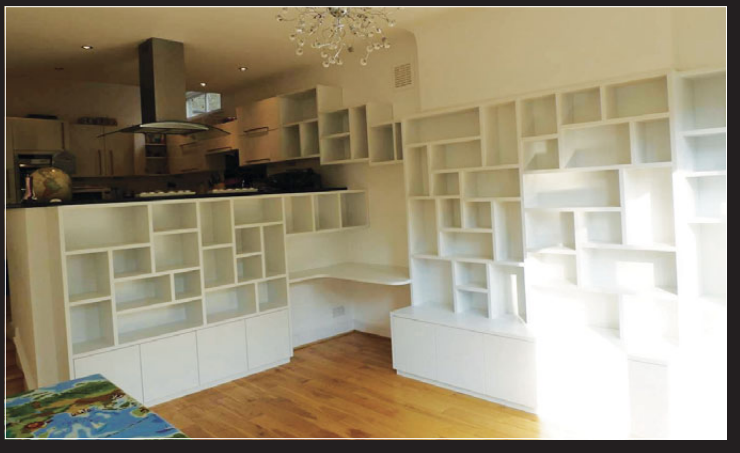

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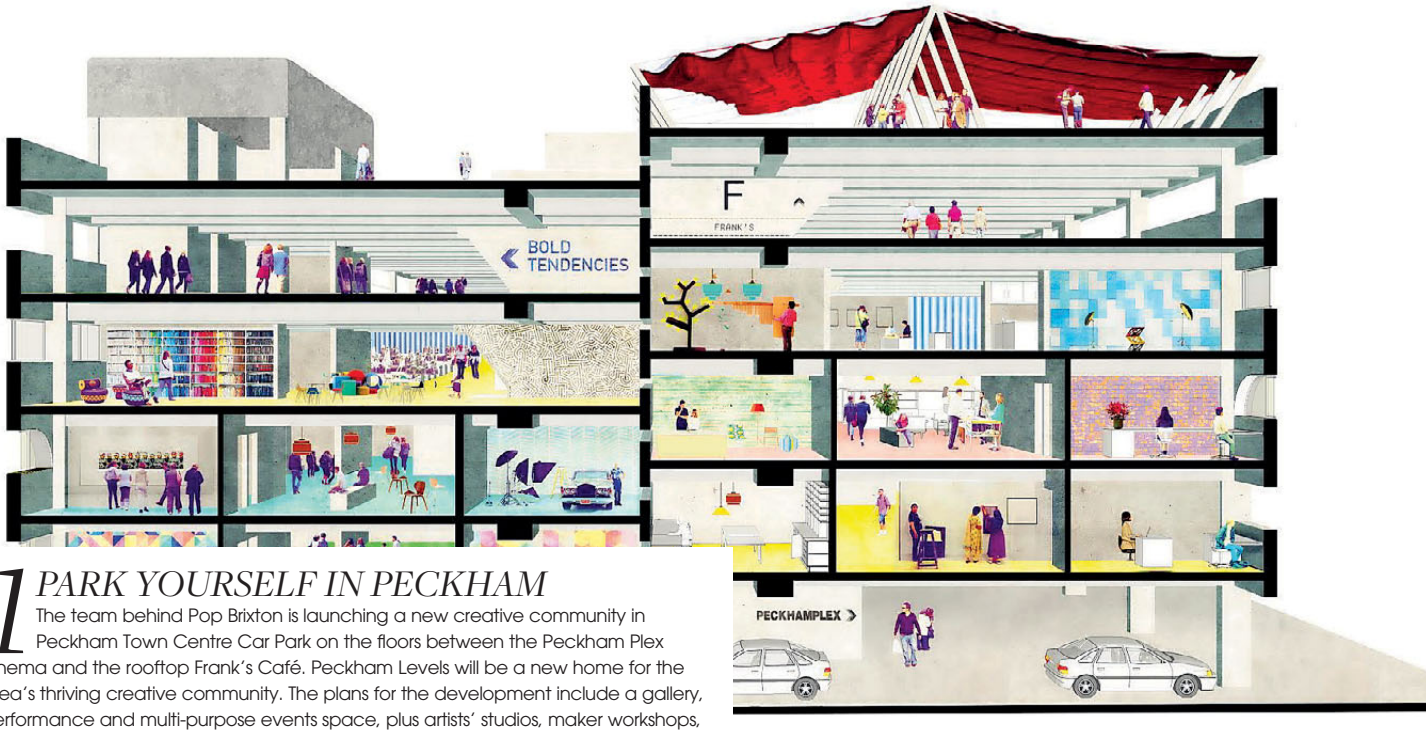
Trish Lesslie brings you 5 things to look forward to in 2016



1 PARK YOURSELF IN PECKHAM

The team behind Pop Brixton is launching a new creative community in Peckham Town Centre Car Park on the floors between the Peckham Plex cinema and the rooftop Frank's Café. Peckham Levels will be a new home for the area's thriving creative community. The plans for the development include a gallery, performance and multi-purpose events space, plus artists' studios, maker workshops, shared workspaces and retail units, spread over 20,000 sq ft.

peckhamlevels.org

2 HORNIMAN DINOSAURS

Discover the world of dinosaurs and their young in a family-focused interactive exhibition at the Horniman Museum. *Dinosaurs: Monster Families* will show how dinosaurs looked after their eggs, nests and babies. Touch a real dinosaur bone, come face-to-face with a life-size skeleton cast and meet 'Baby Louie', the near-complete skeleton of a dinosaur embryo. 13 February-30 October 2016.

horniman.ac.uk

OVIRAPTOR EMBRYO MODEL BY ARTIST DENNIS WILSON

3 SECOND SITE FOR SLG

The former Peckham Road Fire Station is being converted into a new exhibition space and cultural centre by the South London Gallery (SLG). Dating from 1867, the Grade II listed building is the earliest surviving example of a purpose-built fire station in London. Gifted to the SLG by an anonymous benefactor, the new site will allow the gallery to expand its acclaimed contemporary exhibitions and events.

southlondongallery.org/firestation

4 SUMMER AT THE DPG

The Dulwich Picture Gallery's summer exhibition will showcase painter Winifred Knights (1899-1947), whose work reflects the fighting spirit of British women artists in a post-suffragette world. She rose to acclaim at the then male-dominated Slade School of Fine Art. Her masterpieces, along with nearly 120 intricate preparatory studies, will come together for the first time from 8 June-18 September 2016.

dulwichpicturegallery.org.uk

5 POLPO HEADS SOUTH

Renowned restaurateur Russell Norman is set to open a branch of his Venice-inspired restaurant chain Polpo in Lewisham in early 2016. The first of his award-winning bàcaros – Venetian for a humble restaurant serving simple food – opened to rave reviews in Soho in 2009 and has received the Michelin Guide's Bib Gourmand for the past five years. Expect tradmark bare walls, candlelight and small plates of tasty Venetian fare.

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Stag & Bow in Forest Hill stocks haberdashery and vintage textiles

MODERN MAKING

Stag & Bow in Forest Hill is expanding its creative empire with a new open-access studio

Words VICTORIA PURCELL

We had a family Christmas where we were handing out gifts that we'd made for everybody,' says Pascale Spall, when I ask how Stag & Bow, the haberdashery in Forest Hill she runs with husband Cyrus Colquitt, came to fruition. 'My dad said, just off the cuff, "you guys should open a shop!"

'It was already there at the back of our minds,' she continues. 'We were both at a point in our careers where we were looking to do something more.'

Pascale's father is actor Timothy Spall, the national treasure who last year won the Best Actor Award for playing the title role in *Mr Turner*. But is he any good at making cushions?

'No,' laughs Pascale. 'No, we all have our own special talents. I was always the go-to in our family for sewing on buttons, and taking measurements for my dad. If we were away somewhere I'd fill out the costume form for him to fax over.'

Haberdashery seems to be riding the crest of a creative wave at the moment and I wonder if Pascale sensed the 'makers renaissance' before opening the shop: 'I wouldn't say I sensed it, it's always been such a big part of my life. I was making from my studio at home and I would have to travel into town to get any haberdashery, or pop over to Brixton. There was an amazing haberdashery shop in Penge called Maple Textiles, but I lived in Australia for eight years and when I came back it wasn't there. So it grew from that, it was an obvious gap in the market.'

Pascale's and Cyrus' creative drive shows no signs of abating. Last year they opened The Framing Salon next door, and to coincide with Stag & Bow's fifth anniversary, they have just expanded and renovated the shop, as well as opening the Studio Below. This open-access textile studio in the haberdashery's basement is a place where designer-makers can use facilities like the Janome sewing machines, dye kitchen and textile screen-printing studio.

'For the last four years we've done workshops upstairs, so this allows us to expand,' says Cyrus, who, as a former teacher, hopes to take the creative agenda even further. 'We'd like to use the space for vocational training, a machine shop really, where people could undertake a full programme and there might be a job at the end of it, or you would have the skills to set up your own thing.'

Cyrus & Pascale

We're part of a thriving community of designer-makers

I suggest that Pascale and Cyrus are the centre of the local creative community, which makes Pascale laugh: 'Oh no, we're just part of a thriving community. Not only with designer-makers but the community we live in. It's lovely that there's the framers and the sweet shop and the butchers… It's like a children's book when you go for a pizza at St David's and it's like, "oh, hello, it's the florist!"'

8 Dartmouth Road, Forest Hill SE23 3XU; 020 8291 4992; stagandbow.com

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WINTER LIGHT BY COLIN HALLIDAY

THE WINTER COLLECTION

Beautiful landscapes and dramatic photography that capture the season

The Winter Collection at GX Gallery features selected artists from the gallery's *Forty By Forty* show (where artists were invited to create a 40cm by 40cm artwork) alongside new artists to the gallery. The exhibition, running 16-30 January, showcases works ranging from Colin Halliday's beautiful landscapes (above) to the dramatic photography of Philip Rhys Matthews. You can also catch *Re:Imagined* at the gallery from 26-30 January, where iconic images are reimagined through performance art, illustration and sculpture to challenge perceptions.

43 Denmark Hill, Camberwell SE5 8RS; 020 7703 8396; gxgallery.com

SINATRA UNSEEN

In celebration of Frank Sinatra's centenary, Proud Chelsea presents *Sinatra at 100: A Century in the Making*, a collection of rare and intimate photographs from the Sinatra Family Archive. The exhibition, on until 10 January, includes self-portraits and photographs from Sinatra's formative years through to never-before seen images of his golden era.
proud.co.uk

A massive fan

The UK's only museum dedicated to fans celebrates its 25th anniversary in 2016. To mark the occasion, *Treasures of The Fan Museum* showcases a selection from the museum's collection, including examples from China and France, the epicentre of European fan making. Contemporary fans gifted to the museum by master fan-maker Sylvain Le Guen will also be on display. 16 January-5 June (free entry for Royal Borough of Greenwich residents,16-31 January).
12 Crooms Hill, Greenwich SE10 8ER; 020 8305 1441; thefanmuseum.org.uk

The Corrs at the 02

Following a triumphant show – their first in a decade – at Hyde Park last summer, The Corrs are back and have confirmed a tour that includes a show at The O2 in Greenwich on 23 January. The band has also just released a brand new studio album, *White Light*, their first major release since *Borrowed Heaven* in 2004. Tickets £42.50-£97.50.
To book see theo2.co.uk

FRANK SINATRA, MIAMI BEACH, 1968 © TERRY O'NEILL; JOHAN PERSSON; LAURENCE GIBSON

Online
For more New Year events see theresident.co.uk

Peckham people

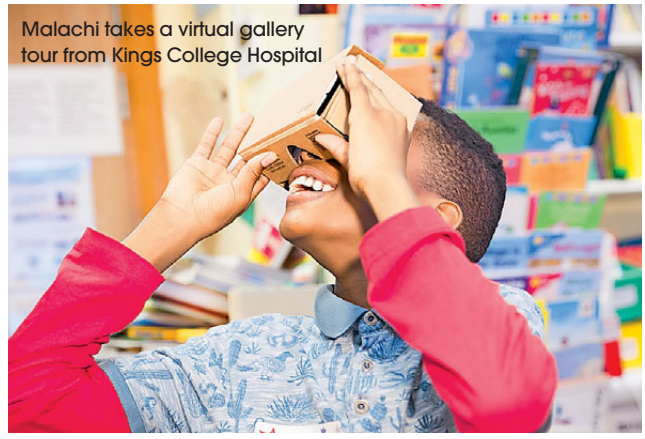
Acclaimed south east London artist Janette Parris is creating a new work based on the people of Peckham. Commissioned by Peckham Platform for its first exhibition of the year, the piece draws inspiration from the characters, lives and daily interactions of those living, working in and visiting Peckham's bustling Rye Lane. A long and colourful streetscape will be applied directly to the gallery walls depicting the rich culture of everyday life in the vibrant town centre. The artist will also lead digital portraiture and animation workshops. 21 January-17 March.
89 Peckham High Street SE15 5RS; 020 7358 9645; peckhamplatform.com

A new global perspective

CNB Gallery has unveiled *Subterranean Blues*, an exhibition of new photographs by the British artist Peter Newman, running until 14 February. The show comprises eight large-scale works that appear, at first glance, like planets suspended in a pitch-black universe. However, a closer inspection reveals them to be depictions of city streets taken from the ground up, from London to Hong Kong.
32 Rivington Street EC2A 3LX; 020 7749 0478; cocknbullgallery.com

TALL TALES

The London Short Film Festival, now in its 13th year, has been recognised as the main showcase for cutting-edge UK independent film. Screenings will be held from 8-17 January. We're eagerly awaiting the outcome of a competition run by the organisers to create a short film starring Maggie Gyllenhaal. shortfilms.org.uk


Malachi takes a virtual gallery tour from Kings College Hospital

Armchair culture

Experience Dulwich Picture Gallery from the comfort of your home with the new Google Cardboard tour. The world's first purpose-built public art gallery has made history again as the first UK arts institution to partner with the Google Cultural Institute. The project grants Android phone users access to the magnificent spaces designed by architect Sir John Soane, with audio highlights from the gallery's 200-year history. Children at the King's Hospital Schoolroom recently tried out the virtual reality tour as part of a gallery outreach session.
Buy the viewer online at google.com/cardboard and download the Dulwich Picture Gallery app at the Google Play Store

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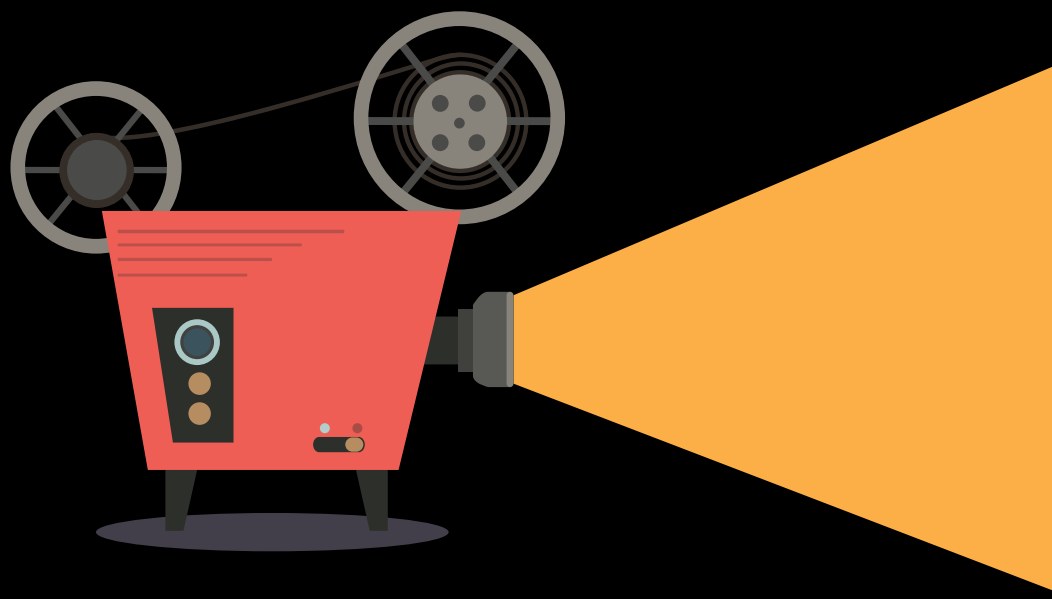

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Clockwise from left: Perforated steel screens are among the finishes touches; the discreet floating kitchen units; heated, polished concrete floors run throughout the ground floor; the bathrooms are finished with Calacatta marble; a bespoke, wooden staircase; the open-plan kitchen/dining rooms lead out to private gardens

PHOTOS BY MICHAEL FRANKE AND EDMUND SUMNER

CRAFT WORKS

These architect-designed new-build homes in East Dulwich celebrate their industrial heritage

BY VICTORIA PURCELL

'We really like our designs to continue the story of a place,' says Will Lomas, Director of Foster Lomas architects, which has created four new-build houses in East Dulwich. The architect-led development of three terraced and one detached house reference the origins of their location, Hindmans Yard, not only in the industrial palette of materials used (think stainless steel and polished concrete), but also in retaining some of the original walls.

'Leaving those old brick boundary walls around the site makes the courtyards feel grounded,' says Will of the former yard, which was also once occupied by craftsmens' studios. 'You can see all the history in the marks and paint colours from each old studio.

'The homes continue the Victorian brick detailing from the neighbouring houses but in a contemporary manner, all of which we hope adds to the rich history,' he continues.

You can see the history in the marks and paint colours from each old studio

The practice has crafted the homes to an impressively high standard following Scandinavian building requirements, which are strict when it comes to things like insulation. Craftsmen were also employed to help finish the properties with details like perforated steel screens and dog-tooth exterior brick detailing.

Accommodation in the terraced houses includes an open-plan kitchen/dining room with full-height, full-width glazed sliding doors, leading on to a private garden. The kitchens feature bespoke 'floating' units designed by the architects themselves, plus there are heated, polished concrete floors throughout by Steyson, the celebrated concrete firm which has also worked on the Tate Modern and Gagosian galleries. A bespoke staircase leads up to the first floor, where there are three bedrooms and a family bathroom (the master bedroom has an en suite shower area). Skylights and unusually high ceiling heights ensure that these are light, bright spaces, and the bathrooms are finished with Calacatta tumbled marble.

Not only is Foster Lomas a highly-regarded, award-winning architecture practice (it was selected by *Wallpaper** magazine as one of the 25 most innovative architectural practices in the world in 2005), but both Will Foster and Greg Lomas live very close to Hindmans Yard, so the carefully-crafted project has particular significance for them.

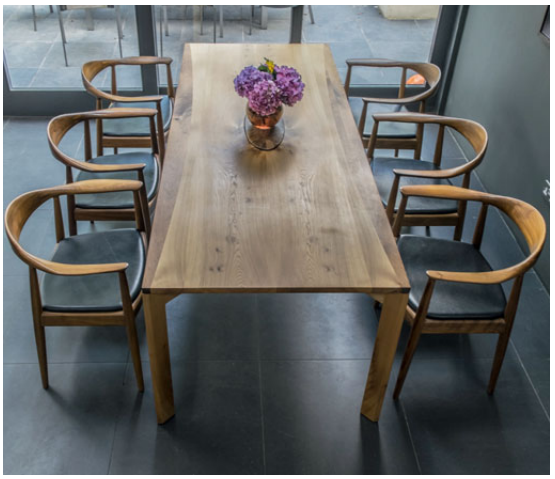
'We hand delivered letters to all the residents explaining our vision,' says Will, 'and because we are local we understood the need to be inclusive. We were spurred on by the terrible level of design of new builds generally in London and wanted to show how well-designed homes are possible on sites such as this.'

Sustainability was another priority: 'We originally planned to have no central heating but in the end were advised the market isn't quite ready!' says Will.

It is, however, ready for organic roofs and rainwater harvesting: 'Sustainability is just building right for tomorrow. You're asking people if they'd like to save money, live in healthy homes and save the planet… it's a no brainer.'

The homes, priced £925,000-£995,000, are on the market with themodernhouse.net

sixninethree



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Story KARA O'REILLY

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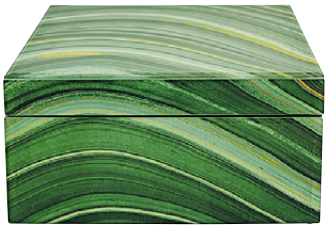
60 Sloane Avenue SW3 3DD; bisazza.com

Mini Trend: Mineral prints

L'Objet Malachite dessert plates, £200 for set of 4, harlequin-london.com

Xian Slice rug, from £399, modern-rugs.co.uk



Square green marble box, £60, johnlewis.com

HOMES *NOTEBOOK*

Kara O'Reilly brings you the latest interior news

Cold Comfort

Stylist Selina Lake's new book will make you think of the season less as a hibernation zone, more as a decorating opportunity. Featuring plenty of even-I-can-do-that project ideas, it's a good book to snuggle up with over the long dark days. Selina Lake Winter Living (Ryland, Peters & Small, £19.99) is available to readers for the special price of £13.99 (inc p&p). Call Macmillan Direct on 01256 302669 and quote DZ8.

HIDE AND CHIC

I am coveting these exquisite embroidered-leather footstools. They are from the new collaboration between embroidery expert Victoria Bain and high-end leather specialists, Whistler Leather. The ultimate in modern luxe, the collection comes in a myriad of sophisticated colour combinations. Made to order at whistlerleather.com

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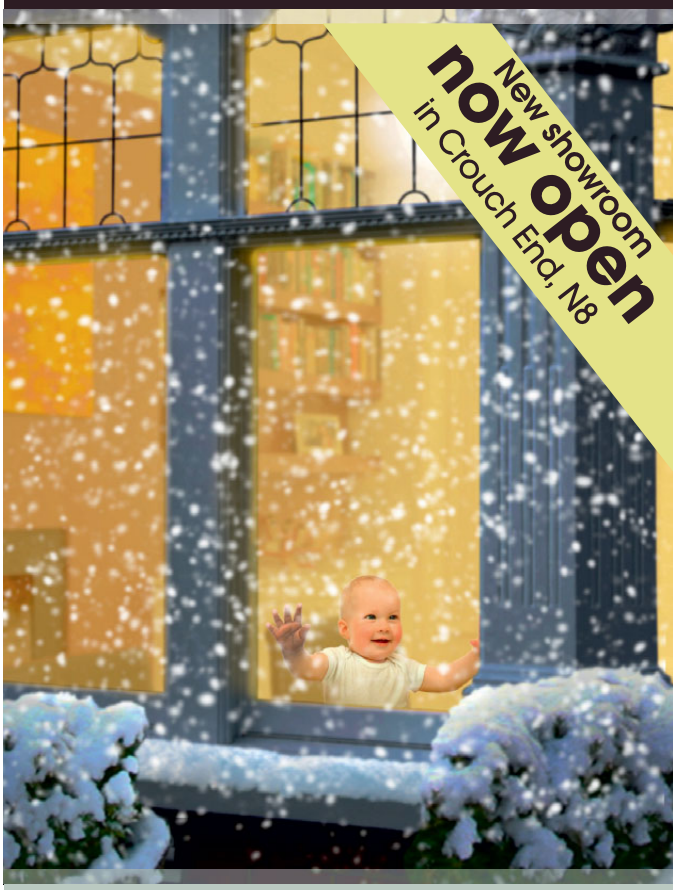

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Story KARA O'REILLY

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Silk piped pyjamas, £150, hush-uk.com

Large Mega Dot throw in dark grey, £119, dosouthshop.com

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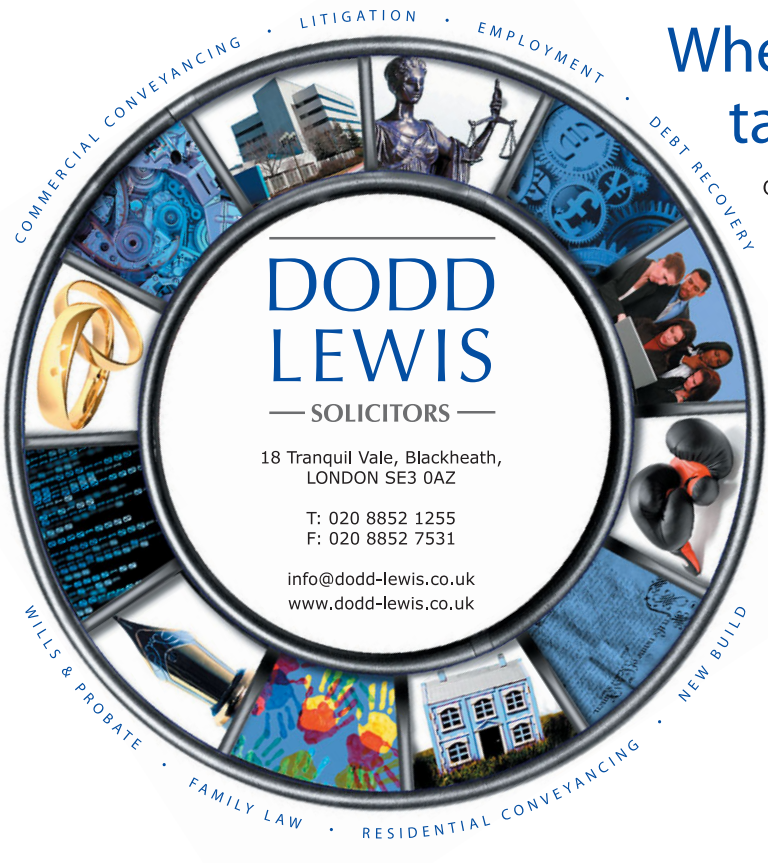

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Words VICTORIA PURCELL

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Commercial break

Sharmila Patel of Beverley Morris solicitors offers advice for tenants of commercial property approaching the end of their lease

Are you the tenant of a commercial property? Is your lease due to expire soon? Are you planning to terminate your lease before the expiry date? If so, be aware of the following financial implications:

Stamp duty: If your lease has expired but you are still in occupation of the property, you must notify HM Revenue & Customs that your lease has expired within 30 days of it having expired and pay any stamp duty within that 30 day period. Failure to do so may lead to penalties.

Double rent: If you serve a notice to quit on your landlord and do not vacate the property on or before the expiry of the notice, the landlord may be entitled to claim double rent and/or double value from you.

Break notice: Care must be taken with the drafting and giving of the notice as there are strict requirements and non-compliance could invalidate the notice. This, in turn, could lead to you missing the 'break date' and losing the ability to terminate the lease.

Dilapidations: It will usually be a requirement of your lease that you must return the property to the landlord in good repair when the lease ends. The landlord will usually serve you with a list of the work to be done which you must complete before the lease ends. The list will usually be extensive as the landlord will be looking to have you carry out as much work as possible.

For further advice on any other matter concerning your lease, contact Property Solicitor Sharmila Patel on 020 8852 4433 or email sharmila@beverleymorris.co.uk

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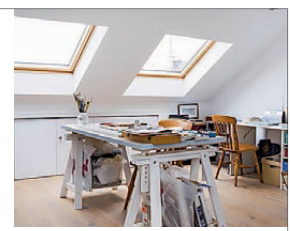

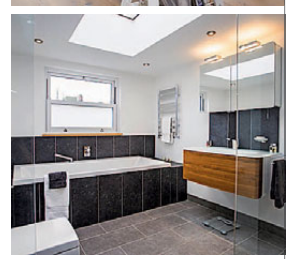

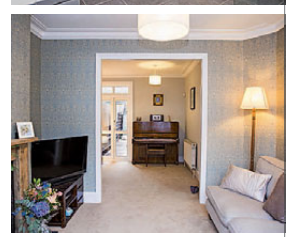

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GUY AWFORD

Get 2016 off to the right start with this delicious, healthy beet salad with walnuts, pumpkin seeds and pomegranate

January may be a month for diets and restraint, but with so much fantastic seasonal British produce available, there's no excuse for boring and bland food. Bright, lively and above all nutritious, my beet salad is based around four simple ingredients – beetroot, walnuts, pumpkin seeds and pomegranate – which are packed with essential vitamins and minerals to give you an energy boost. The addition of labne, fresh mint and sumac gives the dish a Middle Eastern flavour to keep spirits high through the cold winter.

For this dish you'll need to source young beetroots with the leaves still intact. Some decent greengrocers may stock these, but your best bet is your local farmers' market. Choose a selection of candy, golden and red as the bright colours will look stunning together.

The texture in this dish comes from the walnuts and pumpkin seeds. Toast them first in a dry pan to intensify the crunch and flavour. The mint and dill add an aromatic freshness. There is no need to chop them. Just tear a few fresh leaves and fronds and toss in at the last minute.

Labne is yoghurt that has been strained to remove the whey. To make it yourself, place the yoghurt in a bowl and stir in a little salt. Line a small bowl with several layers of muslin and pour the yoghurt into this. Draw the muslin in and twist to form a tight ball. Tie off with kitchen twine, suspend over a deep bowl and place in the fridge overnight.

Guy is chef-patron of handmadefood.com, insiderestaurant.co.uk & theguildfordarms.co.uk

TOP TIP

Source young beetroots with the leaves still intact. Choose a selection of candy, golden and red beetroots as the bright colours will look stunning together

BEET SALAD WITH WALNUTS, PUMPKIN SEEDS, POMEGRANATE & LABNE

- **Serves: 4**
- **Preparation time: 30 minutes**
- **Cook time: 45 minutes**

- 600g young mixed beetroot with leaves attached; red, candy and golden
- 30g toasted walnuts
- 20g toasted pumpkin seeds
- 4 tablespoons pomegranate seeds
- 100g roughly torn dill & mint
- 4 tablespoons rapeseed oil
- 1 tablespoon pomegranate molasses
- 100g labne, or thickened yoghurt
- Pinch sumac

1 Wash the beetroot thoroughly and then snip off their leaves.
2 Toss them in seasoned oil, place in a baking tray covered tightly with foil and bake at 190°C for 40 minutes or until tender.
3 Allow to cool a little then rub off the skins and cut the larger ones into wedges.
4 Whisk the rapeseed oil with the pomegranate molasses and season to taste.
5 Arrange the leaves and beetroot in a large serving dish. Drizzle over the dressing and scatter over the herbs, nuts and the seeds. Toss together.
6 Dollop on a few spoonfuls of labne.
7 Sprinkle over a generous pinch of sumac.

Buyer beware

Searching the records of the local authority can uncover vital information that could affect your property

As part of the process of purchasing property or land, make sure you search the records of the local authority. Information might be disclosed that would affect the property, for example planning restrictions and breaches, compliance or non-compliance with building regulations, details on road proposals, enforcement notices and conservation areas. Failure to obtain this information could result in you taking on a liability with significant practical and financial implications.

There are many searches recommended, including the three outlined below:

Drainage and Water Search – this identifies (among other matters) the location of public and private pipes and drains. It should be noted, however, that this does not provide any information as to the condition of any pipes and drains.

Environmental Search – this potentially discloses a host of information including whether there is any potential liability for contaminated land (a very costly and disruptive matter, which would fall on the house owner regardless of when contamination may have arisen). Risk of flooding, ground instability, radon, high speed rail route, energy exploration, wind and solar farms and mobile phone masts will also be revealed.

Plan Search – this is probably the most interesting search result as it provides a snapshot of all planning applications, current and historic, within a 750m radius of the property. Although a very useful tool, it does not eliminate the need for a purchaser to make independent enquiries – via the local authority website or in person – for any other applications or proposals that may not be revealed by the search.

As searches are an essential part of the property purchase process and can take several weeks, it is advisable to ask your conveyancer to make the searches at an early stage once you have found a suitable property to purchase.

Jennifer Dodd is a Senior Conveyancer who recently rejoined Dodd Lewis Solicitors at 18 Tranquil Vale, Blackheath SE3 0AZ
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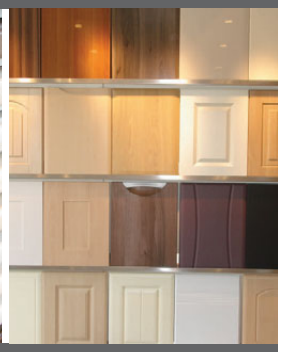

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DEEP SOUTH

You wait for one, and then two come along at once... The story behind Brixton's newest venues, The Blues Kitchen and Phonox

Words MARK KEBBLE

Ten years ago I sat down with fresh-faced duo Steve Ball and Riz Shaikh to discuss the launch venue of their new business, The Columbo Group. It was a proper boozer, The Old Queens Head in Islington, which proved to be such a success that further pubs and clubs under The Columbo Group banner started springing up around north and east London.

And now, at last, they have ventured south of the river. 'Why now?' Steve repeats my question about not one, but two openings in Brixton. 'We have just got round to it!'

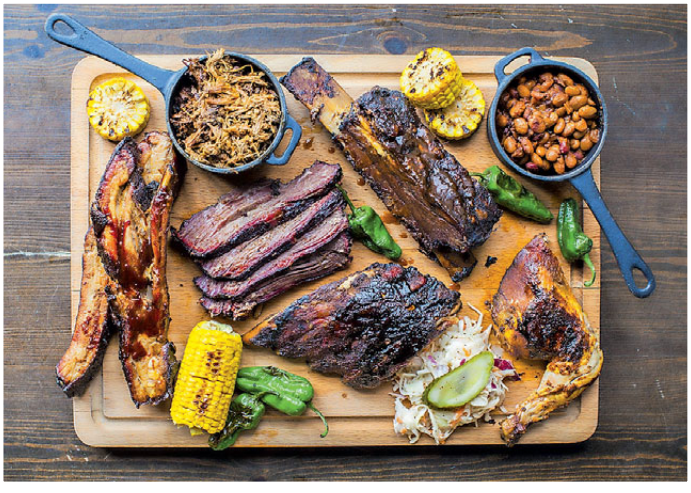
For Steve and Riz, everything starts with finding the perfect venue. 'The buildings that we operate in are so important,' nods Steve. 'They are all very unique. We wouldn't take a on bad site just for the sake of doing a business, so the honest answer is that we found the right sites.'

Riz Shaikh (left) and Steve Ball

The site in which we now sit has been a mainstay of the Brixton nightlife scene for nearly five years in the guise of the Electric Social. When the opportunity to buy the place came up, The Columbo Group did just that. And in October 2015, The Blues Kitchen Brixton was born. The third Blues Kitchen site in London after Camden and Shoreditch, offers the best in blues, roots and soul, alongside some of the tastiest BBQ this side of the Atlantic over two floors.

It also looks fabulous. Riz is the man behind the design and spent a lot of time in America sourcing unique products to bring back to Brixton. The attention to detail becomes apparent when Riz points out his two favourite aspects. 'I love using old tiles,' he grins. 'They are nostalgic and beautiful, but also very durable and practical.'

Then there's the lighting: 'The old Tiffany shades used to be in demand, but then came to be seen as quite naff. The original shades are stunning and it was great to use them in a setting they deserve. But everything has to work in unison – the food, the music, the atmosphere...'



The Blues Kitchen offers the best in blues, roots and soul alongside some great food. Sister club Phonox (above right) is just around the corner

Heart and soul have clearly been poured into the project, which makes it all the more surprising they have also opened a club, Phonox, just around the corner. 'It's just plain stupidity to open two businesses at the same time,' Steve laughs. 'A year ago Riz and I opened up two venues at the same time and we swore we would never do it again, then circumstances conspired to create a situation where we did.'

That situation was the opportunity to take over the site where Plan B originally stood. 'We wanted to create a proper nightclub,' Steve says. 'When I used to go clubbing it was less about big name DJs. Our vision for Phonox is to hark back to the days when community was important. It's about regulars and less about big names. We can keep the door price very low and ensure we create the right environment.'

Everything has to work in unison – the food, the music, the atmosphere

So is this the start of a southern invasion? Both stay tight-lipped, but it's apparent that the guys have the same passion as they did when I first met them a decade ago and that they're delighted to have joined us down south. For us, it's been worth the wait.

The Blues Kitchen, 40 Acre Lane SW2 5SP; 020 7274 0591; theblueskitchen.com/brixton
Phonox, 418 Brixton Road SW9 7AY; 020 7095 9411; phonox.co.uk

Buzzing Brixton

Brixton's food and drink offerings keep on coming. Here are five more new food and drink venues to check out

- **New Zealand Wine Cellar:** The first wine bar in the UK to exclusively serve wines produced in New Zealand has opened up at Pop Brixton. thenewzealandcellar.co.uk
- **Nanban:** A ramen-bar from *Masterchef* Tim Anderson serving 'Japanese soul food' and some great beers. nanban.co.uk
- **Barrio Brixton:** Expect craft beers and cocktails at this new 200 capacity venue opening in February. welovebarrio.com
- **Three Little Birds:** Indulge in the best of all things Jamaican at this cafe, boutique and rum bar, celebrating the island's cuisine, music and talent. threelittlebirdsja.com
- **Brixton Food Court:** This dinky new market just off Atlantic Road offers international street food seven days a week. Find it next to the railway bridge by Wahaca.

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The Florence at Herne Hill now has a more modern feel

Florence is back

With a brand new interior in the bar and restaurant and a bigger garden space, Herne Hill's much-loved 'country pub' the Florence has re-opened after an extensive revamp. The new vibe is modern, with stripped-back wooden floors, bare bricks and indoor planting. The big dining tables are perfect for the tapas-style sharing plates and the classic comfort food dishes on the menu. Sample the selection of real ales – some from the pub's very own in-house microbrewery.
131-133 Dulwich Road, Herne Hill SE24 0NG; 020 7326 4987; florencehernehill.

FOOD NOTEBOOK

New Year bites for savvy south Londoners

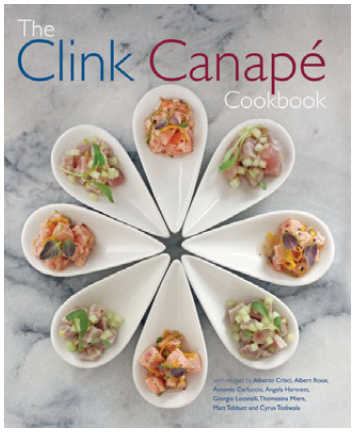
PROPER CUPPA

Brockley-based Good & Proper Tea has opened its first bricks-and-mortar Tea Bar in Shoreditch. A Brockley Market staple for years, it offers tea fans real quality and variety.
The Bower, Shoreditch
207 Old Street EC1V 9NR;
goodandpropertea.com

Spirited away
Fancy yourself as a tipple connoisseur? Sign up to The Wine & Spirit Education Trust's (WSET) Spirit Masterclass in Bermondsey on 27 January. A hands-on introduction to the world of spirits, the one-day course will cover everything from production to factors affecting flavours and aromas. You'll explore the main styles and types of spirits through sight, smell and taste. £150.
39-45 Bermondsey Street SE1 3XF; wsetglobal.com

CLINK CANAPÉS

The Clink Canapé Cookbook is a collection of 100 recipes created by founder of The Clink Restaurant, Alberto Crisci, and friends including Albert Roux and Angela Hartnett. Sales will support prisoner rehab charity, The Clink. £14.99. To buy a copy email retail@theclinkrestaurant.com



Zola's new goals
Former international football star Gianfranco Zola has teamed up with fellow Bromley residents Elena Manfroni and Leonardo Ragazzi to launch a local ice cream parlour. Unico Gelato & Caffè, which also offers a selection of fine coffees and freshly made pastries, makes its ice cream fresh every day, with no additives or colourants. The range will soon be available for home delivery, giving south Londoners the chance to enjoy authentic Italian fare at home.
75 High Street, Bromley BR1 1JY; unicogelatocaffe.co.uk

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THE BIG EASY

Words VICTORIA PURCELL

Brunch at the Big Easy is essentially an act of new-year-new-you defiance. I realise I'm supposed to repent for my festive indulgences by befriending the salad, but when there are waffles on offer...

The Big Easy Bar.B.Q & Lobstershack, established in Chelsea in 1991, serves up American-style, home-smoked barbecue pork and beef cooked 'low and slow', alongside some fantastic fried chicken and fresh Nova Scotian lobsters. A second branch opened in Covent Garden in 2014, and now, a third whopper of a site has opened in the new Crossrail terminal at Canary Wharf. It's just seven stops from Greenwich on the DLR or, if you've made the wise decision to invest in Woolwich, 8 minutes by Crossrail when it's up and running in 2018.

At 11,000 sq ft, the site occupies part of the top floor and roof terrace gardens of Norman Foster's Crossrail Place, plus the vibe is laid-back, so it's certainly 'big' and 'easy'! It's also a lot of fun, with a busy, buzzy vibe, friends sharing fishbowl cocktails (yup, even at brunch), and plastic bibs for those tackling messier dishes. My friend and I donned ours without question (when in Rome...).

There are two amazing boozy brunch offers – The Big Pig Gig with North Carolina chopped pork, pit-smoked barbecue chicken and St Louis pork ribs, 'slaw, pit-smoked beans, fries and fresh-baked cornbread; or the Lobster Fest, with a whole fresh lobster, lobster roll or lobster mac 'n' cheese, served with fries and house salad. Both are accompanied by bottomless prosecco, Big Easy Brew or house wine for two hours, at just £29.50. A steal, especially considering the portion sizes – so go hungry and do linger!

The fried chicken with waffles and bacon is pretty substantial

We planned to order one lobster and one pork and share them, but my friend decided she couldn't resist the waffles, and I feared food envy, so we both ordered the fried chicken with waffles, bacon and maple syrup. That's two huge pieces of succulent juicy fried chicken on the bone, three mega-waffles and strips of streaky bacon. It's a great dish, indulgent and fun, but the size of the waffles does seem to come at the price of moisture and fluffiness, so request an extra dose of maple syrup.

As soon as I left I immediately wanted to return for a second, more lobstery version of brunch, so I think this place will fly, especially in the summer when those terraces will really come into their own.

1 Crossrail Place, Canary Wharf E14; 020 3841 8844; bigeasy.co.uk

COST
The boozy brunch is £29.50

GOOD FOR...
Catching up with friends over whopping plates

WHAT TO EAT...
The fried chicken is really good but the Lobster Fest seems the best brunch choice

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Catalyst for change

Catalyst Activewear, the UK's first affordable luxury activewear brand, developed in Peckham, is crowdfunding its way to a store near you. The yoga-inspired clothing line aims to make the transition from the gym to dinner with friends quicker and easier with sassy leggings available in an adventurous colour palette and high-tech, quick-drying fabrics – just the thing for time-poor gym bunnies.
See catalyst-activewear.com

HEALTH & FITNESS *NOTEBOOK*

Shona Wallace gets 2016 off to a good start

Winter Warmers

Whether you're doing lunch al-desko or hunting for the perfect hassle-free starter for an impromptu cosy supper club, look no further than the delicious new soups from Daylesford. Made by hand in small batches on the farm, the 500ml sachets serve two. The Organic Super Greens Broth is a virtuous option, charged with nutrient-dense greens such as kale, seaweed and spirulina, while the 10hr Beef Bone Broth is a hearty, protein-rich choice to help keep pesky winter colds at bay.
Both retail at £4.99 at daylesford.com.

STRESS LESS

The new Body Silk Aesthetic Clinic in Hither Green provides medical, holistic and beauty treatments for both men and women. If your New Year's resolution is to manage your stress levels, try the Lunchtime Escape (£33), a 40-minute treatment that includes elements of aromatherapy and massage to the neck, hands, shoulders and back to release tension.
31 Staplehurst Road, Hither Green SE13 5ND; 020 7283 5800; bodysilk.co.uk

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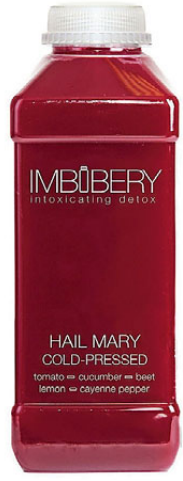

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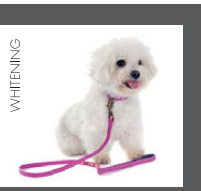

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Be a quitter

Harness that New Year willpower and make 2016 the year you finally quit smoking or lose that stubborn weight

Words VICTORIA PURCELL

Diana Powley

It's that time of year when we start to think about taking better care of ourselves. You might be thinking about quitting smoking, moderating your drinking, losing weight, or getting a handle on stress and anxiety. The New Year is a great time to put mind over matter and banish those bad habits, but willpower alone isn't always enough.

That's where hypnotherapy can help. During hypnosis, a practitioner puts you into a deep state of focussed relaxation. From there they can harness your desire to change and build a series of visual and linguistic cues to help you let go of your old routine and create new, healthier thinking patterns.

Diana Powley is a Dulwich-based Senior Practitioner of the General Hypnotherapy Register, a Master Practitioner of Neuro-Linguistic Programming and a qualified practitioner in Reiki II, Emotional Freedom Technique and more. By combining these techniques, Diana helps people to break their bad habits, feel more confident and reduce anxiety.

If hypnosis sounds a little unnerving, rest assured that it is in fact a natural state. According to the hypnotist and author Charles Tebbetts, hypnotism 'is induced normally in everyday living much more often than it is induced artificially. Every time we become engrossed in a novel or a motion picture, we are in a natural hypnotic trance.'

I had one session and within four weeks I lost 5kg

Hypnosis can help you quit those biscuits, too. I spoke to a former client of Diana's who sought help to tackle the stubborn weight she hadn't been able to shift since giving birth. 'Jane' (the client wishes to remain anonymous) usually weighed around 60kg, but following the birth of her son was carrying an extra 4-5kg that she just couldn't shift.

'It was all very easy,' says Jane. 'I talked to Diana on the phone and she had time to see me the following week. I had one session and, believe it or not, within four weeks, I had lost my 5kg.

'During the session we talked about my target weight loss and when I would like to lose it by,' says Jane. 'It was four weeks before Easter and we were going to visit some friends in the south of Italy, so I wanted to lose it by then.

'First, Diana puts you in a deeply relaxed state. She asks you lots of questions and then reinforces your ideas. It really works. I lost a lot of weight. I'm eating more healthily and I don't have those cravings for biscuits and chocolate anymore, especially in emotional situations. Now I'll have a banana or herbal tea or nothing at all. I still have a biscuit from time to time or some chocolate, but now I have one or two pieces instead of the whole bar.

'I recommended it to my husband,' Jane continues, 'and he had the same experience. It worked wonders.'

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Ensure your Will is reviewed periodically

Where there's a will

The New Year is a great time to create, or indeed review a Will, says Laura Bailey, Wills & Probate solicitor at Grant Saw

Benjamin Franklin famously said that only two things are certain in this life: death and taxes.

Despite the certainty of death for us all, it's believed that over half of the UK adult population doesn't have a Will. If someone dies intestate (without a Will), the intestacy rules are applied to the estate. This could mean that your loved ones do not benefit from your hard-earned assets and could also complicate the administration of the estate. Such a situation would be likely to cause additional stress to your loved ones at an already distressing time as they can't be sure of your wishes.

Even if you have a Will, it's important to ensure that it's reviewed on a periodic basis to check that it still reflects your wishes. In particular, if your family or financial circumstances have changed, you may find that your Will is no longer appropriate.

The other certainty in life is taxes. Currently, each individual has an inheritance tax-free allowance, also known as a nil rate band, of £325,000 and this can be transferred in full between married couples and civil partners, provided certain criteria are met. This means that couples can have a transferable nil rate band of £650,000 between them.

Even if you have a Will, review it on a periodic basis to check that it still achieves your wishes

Given that the average property price in Greenwich is £508,395 and £564,987 in Blackheath, it's important that you review your Will to ensure it is tax-efficient. The Government has outlined its proposals to increase the transferable nil rate band to £1 million by 2020/2021, provided you leave the property to children and there is a residence within the estate. However, the finer details have yet to be revealed (for larger estates there will be a 'clawback' of part of this relief) and of course there will be another general election in 2020.

In summary, it is sensible to have a Will, that you ensure it is tax efficient based on current figures and that it suits your existing circumstances.

At Grant Saw, we are committed to preparing bespoke Wills for our clients that cater for their specific needs. One of our legal professionals can meet with you face to face to discuss your requirements and prepare a Will that fulfils your wishes.

For further information, contact Wills & Probate solicitor Laura Bailey via lbailey@grantsaw.co.uk or by calling 020 8858 6971. See grantsaw.com

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Trips to Shakespeare's Globe are a world away from the rote learning of yesteryear

HISTORY LESSON

How different is the modern day classroom compared to 100 years ago – and does it prepare our children for what lies ahead?

Words SOPHIE STEAD

There are currently 1.9 billion children growing up around the globe, and these children will need to be equipped to face the many challenges that come their way. We are all aware of how much society and the demands on individuals have changed over the last century. The advent of computer technology means that we live in a global community, able to connect with people on the other side of the world and access information in seconds. Examined in this light, it is worth reflecting that despite revolutionary changes in industry and in our day to day lives, it appears that not that much has changed in the classroom since the Industrial Revolution. Blackboards and slates might have been replaced with whiteboards and tablets, but on the whole the format and content remains the same.

One hundred years ago, a teacher would have been a highly revered figure delivering facts and figures for students to write down and regurgitate. Rote learning, even in more 'creative' subjects, was considered a sign of a successful education. Analysing Shakespeare's use of the stage was less important than being able to reel off whole passages of his plays. However, in the 21st century with the rise in creative and technology industries we need students not only to be able to read and write, but to be fluent in the language of technology, questioning what's in front of them and how we can keep breaking new ground.

Thankfully, in the UK, we have come a long way from this old-fashioned rote learning model. The relationship between the student and the teacher is becoming more collaborative and teachers are encouraged to instil passion and creativity – asking students to take control of their study and develop an independence in their learning. Students are encouraged to question, build and test, and an important step forward has been the developing popularity of peer to peer learning. Whereas collaborative learning encourages students to learn with each other, peer to peer learning has been a growing trend encouraging students to learn from each other.

Teachers are encouraged to instil passion and creativity in the classroom

These new methods of teaching have seen the boundaries between teacher and pupil changing, creating an interactive classroom, much more in keeping with the style of working that students will be expected to engage in after school and university. Despite technological progression, we've found that the demand for excellent teachers to impart information in an engaging way very much remains alive.

Schools are under increasing pressure to ensure they prepare their students for careers and jobs that are outside the scope of our imagination – no mean feat. If we can't accurately predict what challenges our children will be facing in the world of work, the one thing we can do is to provide them with as much confidence and strength of independent thought as possible.

Sophie Stead is a part of the Enjoy Education team, London's leading private tuition company. Find out more by calling 020 7352 8800 or visiting enjoyeducation.co.uk

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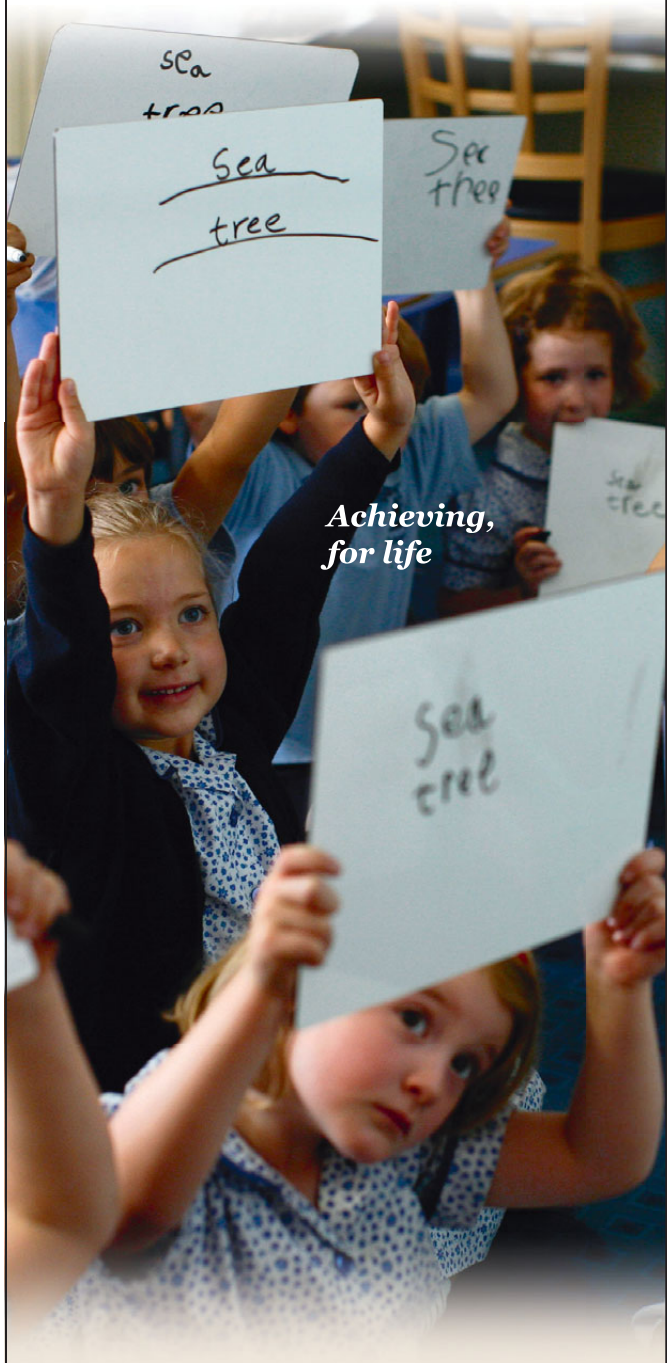

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Tours available by appointment.

Main entry at 2+, 3+ and 4+.

We look forward to meeting you!

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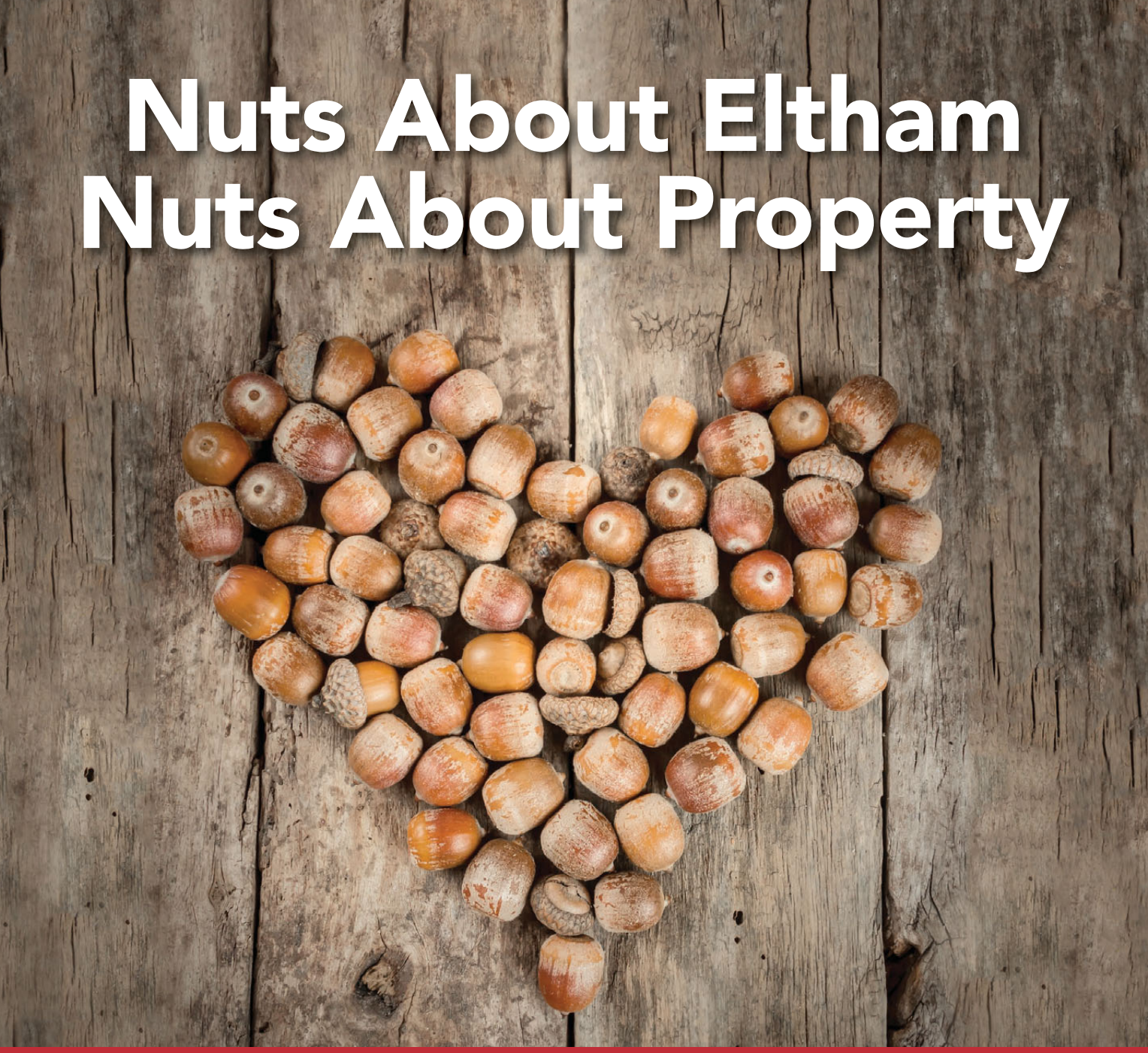

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Sales

Beckenham BR3 £1,250,000 F/H

Built circa 1938, this late thirties five bedroom detached family home retains many charming original characteristics. Offered chain free, 'Rookfield' is situated on Kenwood Drive, a quiet cul-de-sac, within easy reach of Beckenham town centre, offering a wide range of shops, restaurants wine bars and coffee houses. Energy Efficiency Rating D.

BECKENHAM 020 8663 4433

Bromley BR1 £1,150,000 F/H

Located on a prime road in Sundridge Park is this well presented four double bedroom detached family home. Edward Road is a leafy residential road positioned within 0.2 miles to Sundridge Park Village and train station. The train station provides regular services into London Bridge, Cannon Street and Charing Cross via Grove Park. Energy Efficiency Rating E.

BROMLEY 020 8315 5544

Lettings

Beckenham BR3 £4,000 PCM

Five bedroom detached family house located just a short walk from Beckenham High Street, with its array of boutique shops, bars and restaurants. Comprising a large lounge with bi-fold doors overlooking the stunning landscaped rear garden, separate dining room, large kitchen, utility room and WC. The first floor boasts five double bedrooms and family bathroom. Energy Efficiency Rating C.

BECKENHAM 020 8663 4433

Bromley BR1 £1,450 PCM

Brand new two double bedroom apartment located within walking distance to Bromley South Station. Full of style and contemporary living, this recently built apartment is also conveniently located close to Bromley High Street and popular primary and secondary schools. Benefits includes off street parking. Offered unfurnished and available now. Energy Efficiency Rating C.

BROMLEY 020 8315 5544

Sales

Chislehurst BR7 £1,750,000 F/H

This six bedroom detached house is beautifully presented with immense charm and an abundance of character. Situated on a sought after road just 0.3 mile from Chislehurst High Street and overlooking Chislehurst Ponds. Offering over 3,500 sqft of internal accommodation. There is parking for several vehicles which also provides access to the integral double garage. Energy Efficiency Rating E.

CHISLEHURST 020 8295 4900

Farnborough Park BR6 £2,450,000 F/H

Detached home with five en-suite bedrooms and five spacious reception rooms located in the heart of the desirable private estate 'Farnborough Park'. This unique home is set behind wrought iron gates providing privacy and seclusion. The garage block offers a self contained annexe with bright and spacious living room, large kitchen area and shower room/WC. Energy Efficiency Rating C.

LOCKSBOTTOM 01689 882 988

Lettings

Chislehurst BR7 £1,750 PCM

Located in one of the most exclusive roads in Chislehurst within walking distance of Chislehurst High Street is this newly refurbished spacious three bedroom flat. Set within landscaped communal grounds on the first floor of a purpose built block, comprising large lounge/diner, fitted kitchen, two double bedrooms, one single bedroom, bathroom and allocated parking. Available now.

CHISLEHURST 020 8295 4900

Farnborough Park BR6 £8,000 PCM

A contemporary design with a bespoke stylish finish, five bedroom, five bathroom detached executive luxury home, on one of the favoured roads in one of Kent's most prestigious gated private estates 'Farnborough Park'. This luxury family home offers spacious modern living with a number of unique design features that have to be viewed to be fully appreciated. Energy Efficiency Rating C.

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Sales

Chelsfield Park BR6 £1,800,000 F/H

Magnificent five bedroom detached family home occupying a tranquil spot inside the extremely well sought after Chelsfield Park. Offering approximately 3,500 sq ft of luxurious accommodation, the unique styling of the facade gives this family home wonderful kerb appeal. Other features include jacuzzi/hot tub, infrared sauna with steps leading down onto the lawned area. Energy Efficiency Rating C.

ORPINGTON 01689 661 400

Shirley CR0 £1,895,000 F/H

Situated in this exclusive cul de sac of just nine houses is The Oaks which was constructed 20 years ago offering 4300 sq ft of beautifully proportioned and well presented living accommodation. Comprises five bedrooms, four bathrooms, three reception rooms, study, utility, cloakroom, wonderful kitchen/breakfast room and secluded garden. Energy Efficiency Rating D.

WEST WICKHAM 020 8432 7373

Lettings

Sevenoaks TN14 £2,350 PCM

Beautifully presented modern semi detached family home located just 0.3 miles from Knockholt Station. Comprising through reception room, kitchen/family room, utility room, WC, four bedrooms, master en-suite and dressing area and a modern family bathroom. In the garden you will find a paved area leading onto lawn with a children's play area and summer house. Energy Efficiency Rating D.

ORPINGTON 01689 661 400

West Wickham BR4 £1,400 PCM

Charming two bedroom house with countryside views. Offering two reception rooms, modern kitchen, cloakroom, two double bedrooms and modern shower room. Externally there is a well maintained garden and off street parking for two cars. Available February 2016 and offered fully furnished. Energy Efficiency Rating E.

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ABOUT THIS PROPERTY

A substantial grade II listed country house dating back to the early 17th century, in a rural setting and close to the historical town of Battle in East Sussex.

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The house benefits from wonderful period features including inglenooks in the drawing room and an open fireplace in the study. There are throughout the house exposed beams and timbers, sash windows, wooden, flagstone and tiled floors.

The property has been extensively renovated over the years with original features accentuated and modern additions brought in or enhanced.

PROPERTY FEATURES

- Grade II listed 17th Century manor house
- 7 bedrooms, 6 receptions
- Office & 2 further annexes
- Tennis courts, indoor swimming pool
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- Potential business opportunity
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New laws for landlords

Simon Hughes at Conran Estates questions whether you have to be mad to be a landlord

In simple terms, no, you don't have to be. Property is a great investment, especially over the medium-to-long term (and sometimes in the short term, if you negotiate a great deal!). Before I became an estate agent I was a wealth manager dealing with everything from pensions to investment trusts, so I know a good investment when I see one, but being a landlord is complicated and professional help is a must, especially with the recent changes to legislation.

There are five changes that landlords need to know about, which I'll outline here. The Budget, back in July 2015, made a change to offsetting tax as a higher-rate tax payer. This takes effect from April 2017 and it means that you will only be able to offset the basic level of tax at 20% on mortgage interest, rather than 45%.

If your property is furnished, you can now allow for 10% of the rental income as a wear-and-tear allowance, even if there isn't any wear and tear! The plan is for this to be restricted to actual expenditure.

There is a new EU Directive coming into effect in April 2016 which could ultimately make it more difficult for first-time landlords and accidental landlords to enter the market, because income will be taken into account when underwriting a buy-to-let mortgage.

When you sell an investment property there is often Capital Gains Tax to be paid on any gain after the HMRC Capital Gains Tax allowance (which was £11,000 this tax year). This should be disclosed on an annual self assessment to HMRC, but from the year 2019 the tax will need to be paid within 30 days of completion.

From next April, Stamp Duty for buy-to-let purposes will increase by 3% on these purchases, so if you are looking to enter the market or increase your portfolio, then completing before April will save you a few pounds. It's interesting to note there is no increase to Stamp Duty for house boats!

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See conranestates.co.uk

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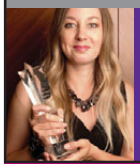

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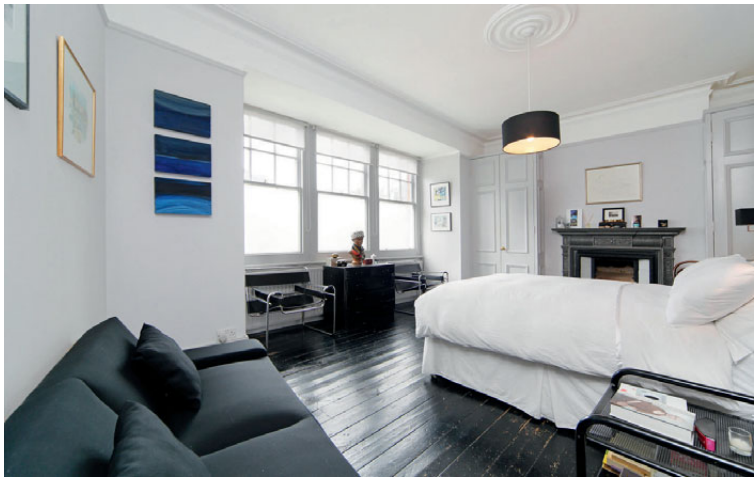

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AN HONEST APPROACH

Graham Colliss, Branch Manager of Franklyn James Blackheath, on the importance of marketing your property at the right price

The landscape of the property industry has changed remarkably over the last 10 years. The virtual meltdown following the run on Northern Rock in 2007 left the industry devastated. Although the market and prices have recovered since then, the estate agency workforce has been somewhat altered and dispersed, and those who are new to the industry might be too accustomed to operating in favourable conditions.

The internet has turned the industry on its head too. The quick and easy availability of information to educate and empower buyers, turning them into savvy Phil & Kirsty-esque individuals, has been a revolution.

So, now that we can all be property obsessives, armed with the latest figures from the land registry, why do some estate agents still grossly overvalue properties so often? Why are price reductions still so rife in this market? And why is there such a spread on valuations for most properties? These are quandaries many sellers face.

It's clear that the market lost its jet-pack somewhere near the end of 2014, so nowadays overvaluing a property in the hope that the market will catch up with the price is futile. The upside of this is that the rate of growth is slightly more sustainable than it once was. Websites that enable us to see exactly when a property came to market can be very revealing and it is this data that ultimately allows us to determine if the initial price was realistic or not. Often buyers will track a property online and if they do not believe it is correctly priced then they will lie in wait for the inevitable price reduction.

Ambitious pricing is nothing to be ashamed of, but it's important to be realistic

Being slightly ambitious in pricing is nothing to be ashamed of, we usually have to buy back into the same market, so why would we want to sell at a discount? However, tempering this enthusiasm with a dose of reality is vitally important. Some valuations can be beyond ambitious and all they are really displaying is an agent's desperation to gain your business.

It is always important to ensure that the sales team of your chosen estate agency has the ability, skill and charm necessary to achieve your aims and price. Pricing strategy is crucial to selling in this market and getting it right can be tough for a seller, especially when they are being pulled in different directions by agents' differing valuations. Turning to the internet to see what else is being advertised can also skew matters, since a lot of asking prices are inflated, and therefore are not a reflection of their true value.

So when trying to make the most of your sale, do scrutinise the agency's credentials and also consider this – is the best agency going to work for the lowest fee? Is their team going to really pursue your agenda and are they going to be honest with their valuation?

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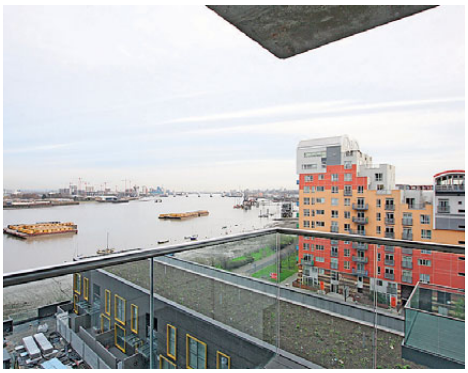

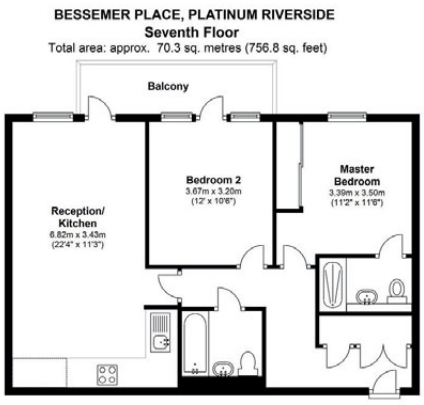

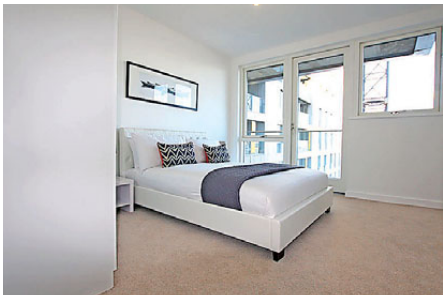

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Waterside living

Family Mosaic has launched Charters Wharf, offering 27 stylish waterside apartments overlooking Deptford Creek. The collection of one, two and three-bedroom apartments is inspired by the waterside warehouses once found in this corner of Greenwich, with modern conveniences including Bosch ovens and fridge freezers, oak engineered wood flooring, high gloss white Paula Rosa handleless kitchen units, video entry systems and great views. Prices start at £385,000. The continued regeneration of the Docklands has lead to property prices in Greenwich increasing by 25% since 2011 (source: *Rightmove*) as more people look to move to the area.

See charterswharf.co.uk

PROPERTY *NEWS*

The latest on south London homes and interiors

NEW YEAR SALES

'January is an exceptionally busy time for the property market,' says Kevin Shaw, national sales director at Leaders. So if you want to put your home up for sale in the New Year, instruct an agent in December to beat 'the New Year rush', he advises. Last year there were 4.1 million visits to Rightmove between Christmas Eve and Boxing Day, and 12.3m visits between Boxing Day and New Year's Eve. During the first week of the New Year, that leapt to almost 20.7m.

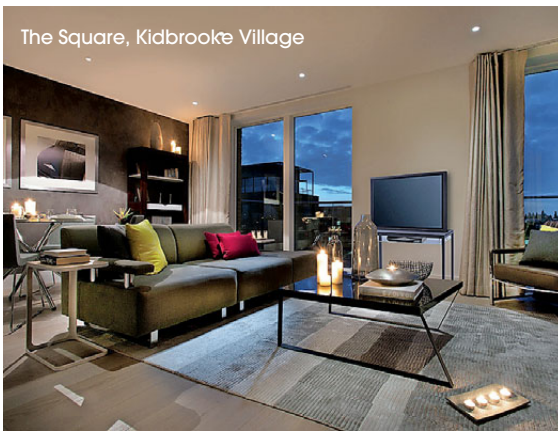
A GOOD SPORT

Property services company JLL has announced its continued support of sport at Colfe's School, Blackheath. Founded in 1652, Colfe's School is an independent, co-educational day school for pupils aged 3-18 that prides itself on its strong sporting offering, which JLL has been supporting for around four years. JLL funds the kits worn by the boys' 1st XV Rugby and girls' 1st VII Netball teams when competing at both school and national level. The girls are currently down to the final eight in the Kent region of the National Schools' Netball Competition and the boys are fighting it out in the NatWest Cup. 'Sport plays such an important role in schools,' says Graham Lawes, Director at JLL South East. 'It teaches pupils how to work as a team and also encourages them to enjoy physical activity. It's great to be a part of that and we wish our teams every success with the season!'

A NEW URBAN VILLAGE

Berkeley Homes has unveiled the first homes for sale at The Square at Kidbrooke Village, one of the area's most sought-after new developments. The 199 one, two and three-bedroom apartments and 24 Manhattan Suites, which range in size up to 1,353 sq ft, have spacious open-plan living areas, luxury kitchens and bathrooms, expansive balconies and terraces with views across the new Cator Park, plus energy efficient measures throughout. The Square will also house retail and leisure facilities including shops, restaurants and community spaces, all focused around a central piazza.

See kidbrookevillage.co.uk



The Square, Kidbrooke Village

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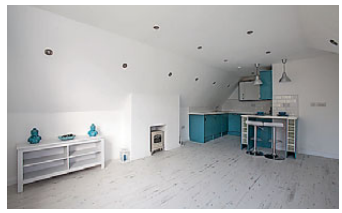

New Cross — Guide Price £350,000

A well presented one bedroom split-level ground floor flat perfectly located for local amenities and transport links. This split-level ground floor flat is within convenient access of New Cross, New Cross Gate and Queens Road mainline stations. EPC Rating - C

Contact Ben Small on 020 7647 7711

Lee — £374,950

Situated in a beautiful detached Victorian house, close to Lee main line rail station is this stunning two bedroom apartment which has been renovated to a high standard. Early viewings are advised.
EPC Rating - C

Contact David Meredith on 020 8297 8777

Catford — £340,000-£360,000

Converted Victorian first floor flat in a very sought after location just off the high street. Close to all amenities and transport links. Neutral decoration. Communal entrance, 2 bedrooms, fitted bathroom, modern Kitchen, reception, 1st floor flat. EPC Rating - TBC

Contact Lee Savigar on 020 8698 1234

Bromley — £1600 PCM fees apply

A superb newly refurbished three bedroom house in the Corbett Estate which is offered with an open plan kitchen dining area and en-suite to master bedroom. EPC Rating - E

Contact South East London Lettings on 020 8698 1234

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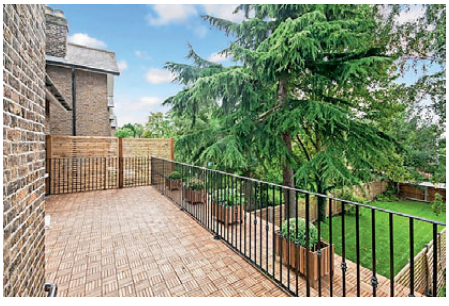

Court Yard, Eltham SE9

Price on Application

EPC Rating - C-D

Contact Sarah or Brian on 020 8859 9600

Located within the walking distance of Eltham Station and High Street, is this selection of brand-new 1 and 2 bedroom conversion flats.

Sold with no onward chain and a share of freehold, these flats must be viewed.

Valuations | Sales | Mortgages | Conveyancing | Lettings

Vicars Hill
£875,000

Located within the Ladywell Conservation area is this charming, 4 bedroom, semi-detached period house.

EPC D

Siddons Rd SE23 £695,000

A brand new, 3 bedroom semi-detached house close to Forest Hill station.

EPC C

Lewisham Way SE13 £595,000

Part of an imposing Victorian villa is this superb, 3 bedroom maisonette.

EPC D

Bovill Rd SE23 £550,000 OIEO

Located close to Honor Oak Park station is this well-presented 2 bedroom half house.

EPC D

Chudleigh Rd £525,000

A newly-refurbished, 2 bedroom garden flat with a summer house in the garden.

EPC C

Wickham Rd SE4 £439,950

Situated in the Brockley Conservation area is this 2 bedroom top floor flat.

EPC D

Flamsteed Court SE13 £375,000

Part of a private development is this well-appointed, 2 bedroom ground floor flat.

EPC B

Forest Hill Office
Sales: 020 8291 9441

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Picturesque Dulwich Village has experienced record price growth

Spotlight on... DULWICH VILLAGE

Paul Humphreys, Head of Knight Frank Dulwich Village, on why the area has experienced record house price growth

Best known for

Dulwich Village offers all of the wonderful benefits of a country-style community while being only six miles from central London. The area is best known for the magnificent Dulwich Picture Gallery, its excellent state and public schools, plus its abundance of green spaces, including Dulwich Park.

Where can I shop?

Dulwich Village is also the name of the main shopping street in the area. Here you can find charming boutiques, cafes and restaurants, as well as the usual facilities you would expect, such as a post office, bank and supermarket.

Good schools

The exceptional quality of schools in the area is one of its major draws. Dulwich College attracts pupils from all over the world, alongside James Allen's Girls' School and Alleyn's School, which are two other prestigious private schools. State options are also well regarded, including Dulwich Village Infants' School, Dulwich Hamlet Junior School and The Charter School at secondary level.

This house on College Road SE19 is on the market for a guide price of £2,000,000. Right: Gail's Bakery in the village

Why we love it

The picturesque 1,500 acre area has been controlled by the freeholder (the Dulwich Estate) for 400 years, meaning there has always been a long-term approach to development and conservation. Nowhere else in London has such an old-fashioned beauty and charm while offering everything a modern family needs. Transport links are excellent with an array of train stations including North, East and West Dulwich, Sydenham Hill and Herne Hill (with access to Victoria, London Bridge and King's Cross), meaning central London travel times are typically quicker than south west London.

The property market

According to our recently launched Dulwich Market Insight Report (find it online in full at knightfrank.co.uk), Dulwich has the strongest track record for house price growth in the UK. Recent price growth in central London has prompted both domestic and international buyers to seek better value further afield. While price growth in the area has been an astonishing 897% since 1995, it still represents better value than more high-profile areas such as Wandsworth, Wimbledon and Clapham. Families in particular are always looking for space, lifestyle and superb schools. Dulwich offers the perfect solution.

1c Calton Avenue, Dulwich Village SE21 7DE; 020 3740 3731; knightfrank.co.uk

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£599,950 SHARE OF FREEHOLD 2 bed apartment

A beautiful 2 bedroom apartment in an impressive Victorian conversion situated within the highly desirable Cator Estate, a private gated residential area of Blackheath. Notably the property benefits from a share of freehold with a 997 year lease and with no onward chain. There is a well maintained communal garden in excess of 100ft and private residents' parking.

TO LET LORDSHIP LANE SE22

£1495 PCM 2 bed flat

A good size 2 bedroom flat in heart of East Dulwich close to extensive shopping and dining amenities and within 10 mins walk of the station. Accommodation comprises 2 double bedrooms, lounge with wood floor, open plan to well fitted and equipped kitchen, bathroom w/c with shower facility and separate cloakroom w/c. Benefits gas central heating, neutral décor, double glazing.

TO LET KIDBROOKE GROVE SE3

£1550 PCM 2 bed flat

Beautiful 2 double bedroom flat in a much sought after area close to Blackheath Village approx. 10 mins walk to the station. Well presented throughout, with neutral décor. Comprising 2 double bedrooms, one with built-in wardrobes, bathroom with shower facility, separate w/c, large lounge with bay and window seat, fully fitted kitchen/breakfast room.

TO LET BRIGHTFIELD ROAD SE12

£1850 PCM 3 bed house

Stunningly refurbished and modernised 3 bedroom end terrace house situated conveniently for Lee or Blackheath stations and in a lovely residential location. Comprising 3 double bedrooms, large through lounge, extended fully fitted and equipped kitchen/breakfast room, beautiful modern bathroom w/c with separate shower cubicle and double wash hand basins. Double glazing, fresh neutral décor, private garden.

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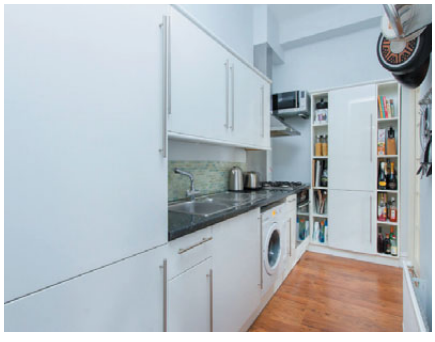

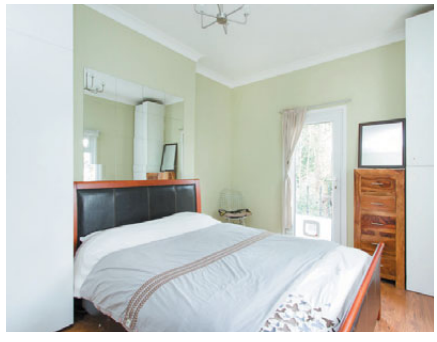

Crystal Palace, SE19

£499,995

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West Norwood, SE27 **£600,000**

Bright and airy two/three bedroom apartment set within this imposing semi-detached period building. Boasting in excess of 1300sqft of living accommodation spread over two levels.

Crystal Palace, SE19 **£350,000**

Superbly presented One bedroom Victorian garden apartment set on this popular residential road in Gipsy Hill. With features to include own entrance, share of freehold, sunny west-facing landscaped garden and no onward chain.

Norbury, SW16 **£325,000**

Superbly presented one bedroom period flat set within this impressive period building, situated on the popular Norbury Avenue with easy access to Norbury Rail Station.

Crystal Palace, SE19 **£620,000**

Amazing four bedroom terraced family home set within this peaceful cul-de-sac location just off the popular Beulah Hill.

Crystal Palace, SE19 **£2,400 pcm**

4 Bedroom cottage with stunning garden. Comprising of 2 reception rooms, fitted kitchen, conservatory, downstairs shower room, 4 bedrooms and family bathroom.

Crystal Palace, SE19 **£1,400 pcm**

2 bedroom purpose built ground floor apartment in this popular 1930's mansion style development just off Gipsy Hill. Features communal grounds and private patio.

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* Source: Google Maps. **Journey times by rail. Source: National Rail

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A 4 bedroom Georgian townhouse. **EPC:D**

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College Road, Dulwich SE19

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Guide price: £1,975,000

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Hambledon Place, Dulwich SE21

Detached five bedroom residence in a prestigious gated development

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EPC:E. Aproximately 233 sq m (2,508 sq ft).

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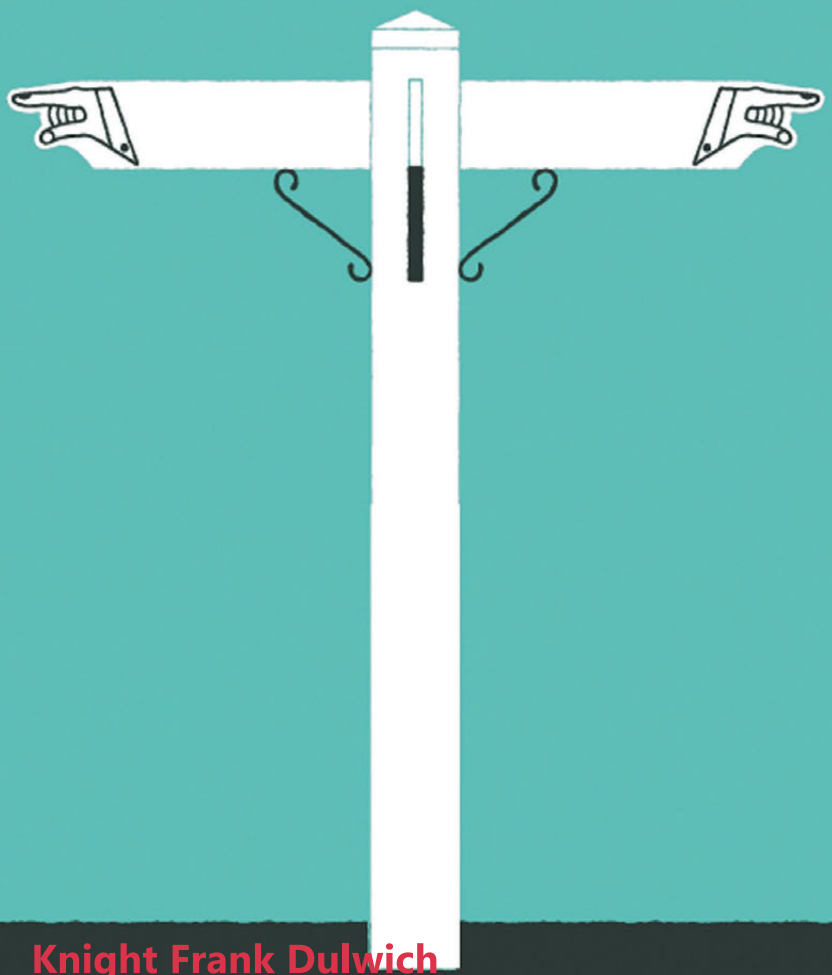

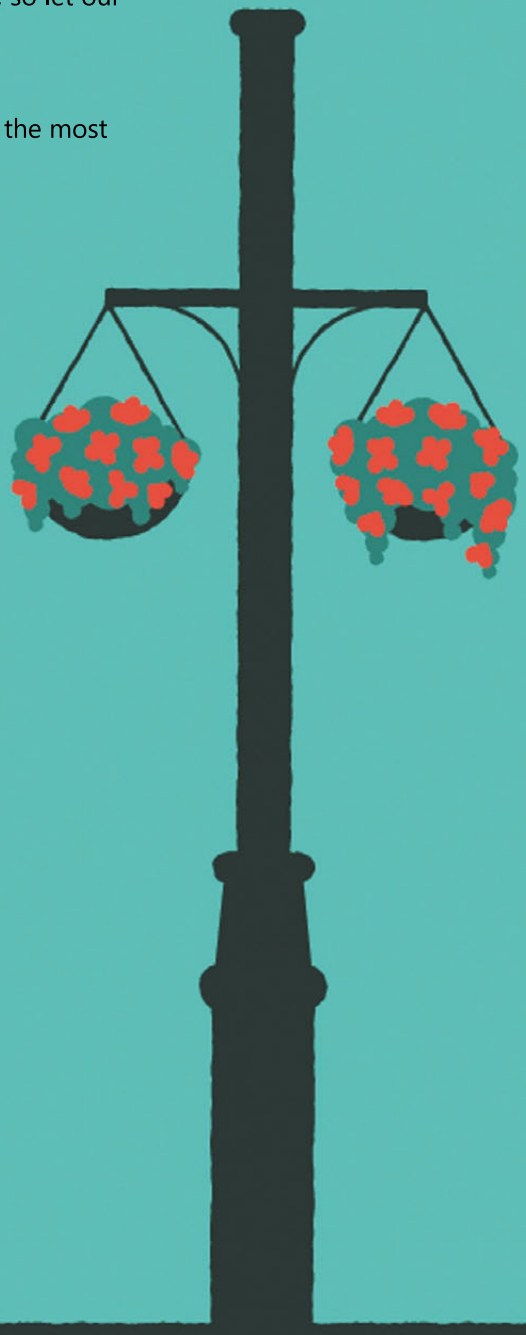

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